

16-0416

MANITOU MANOR APARTMENTS

MANITOWOC HOUSING AUTHORITY

1433 NORTH SIXTH STREET

MANITOWOC, WISCONSIN 54220

PHONE: (920) 684-5865 FAX: (920) 744-1445

April 5, 2016

Manitowoc City Hall
Attn: Mayor Justin Nickels
900 Quay Street
Manitowoc, WI 54220

Dear Mr. Mayor:

I received a letter from Dan Koski indicating that the street in front of my building will be repaired this summer. This street is in grave disrepair and definitely needs to be reconstructed.

However, the letter also states that Manitou Manor will be assessed \$90 per linear foot and with approximately 350 ft. of property the total comes to \$31,500.

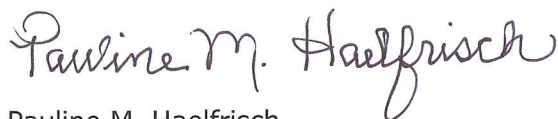
Two members of the Common Council sit on my Board of Directors and are aware of the budgetary restraints I have. I have just begun a replacement window project for my building at a cost of \$500,000. This project will take two years for me to pay off including any additional finances I have in reserves.

Included with this letter are the WI State Statutes that address how the housing authority came to be with areas of significance highlighted for your perusal. To quote my HUD representative in Milwaukee "Housing Authorities are created under the authority of the State of Wisconsin by local jurisdictions (ie City of Manitowoc said there was a need for a housing authority and said you could create yourself). So while the City does not "own" your agency, you are an extension of local government like a water utility or cable commission or planning commission, etc."

The housing authority is tax exempt and also makes a payment in lieu of taxes. My request is for the housing authority to be granted a special assessment where the reconstruction of the road is concerned.

Thank you for your time and consideration. If there are any questions, you may contact me at the phone number listed in the letterhead.

Sincerely,



Pauline M. Haelfrisch
Executive Director



Wisconsin State Statutes 66.1201

(4) CREATION OF HOUSING AUTHORITIES.

66.1201(4)(a)**(a)** When a council declares by resolution that there is need for an authority to function in the city, a public body corporate and politic then exists in the city and shall be known as the "housing authority" of the city. The authority may then transact business and exercise any powers granted to it under this section.

66.1201(4)(b) **(b)** The council shall adopt a resolution declaring that there is need for a housing authority in the city if the council finds that insanitary or unsafe inhabited dwelling accommodations exist in the city or that there is a shortage of safe or sanitary dwelling accommodations in the city available to persons of low income at rentals they can afford. In determining whether dwelling accommodations are unsafe or insanitary the council may take into consideration the degree of overcrowding, the percentage of land coverage, the light, air, space and access available to the inhabitants of the dwelling accommodations, the size and arrangement of the rooms, the sanitary facilities, and the extent to which conditions exist in the buildings which endanger life or property by fire or other causes.

66.1201(4)(c) **(c)** In any suit, action or proceeding involving the validity or enforcement of or relating to any contract of the authority, the authority shall be conclusively deemed to have become established and authorized to transact business and exercise its powers under this section upon proof of the adoption of a resolution by the council declaring the need for the authority. The resolution is sufficient if it declares that there is a need for an authority and finds that either or both of the conditions described in par. (b) exist in the city. A copy of the resolution duly certified by the city clerk is admissible evidence in any suit, action or proceeding.

66.1209 Housing authorities; cooperation in housing projects.

- (1)** For the purpose of aiding and cooperating in the planning, undertaking, construction or operation of housing projects located within the area in which it may act, any state public body may do any of the following:
 - (a)** Dedicate, sell, convey or lease any of its property to a housing authority or the federal government.
 - (b)** Cause parks, playgrounds, recreational, community, educational, water, sewer or drainage facilities, or any other works which it may undertake, to be furnished adjacent to or in connection with housing projects.
 - (c)** Cause services to be furnished to the authority of the character which it otherwise may furnish.
 - (d)** Subject to the approval of the council, furnish, dedicate, close, pave, install, grade, regrade, plan or replan streets, roads, roadways, alleys, sidewalks or other places which it may undertake.
 - (e)** Enter into agreements with a housing authority or the federal government respecting action to be taken by the state public body pursuant to any of the powers granted by ss. [66.1201](#) to [66.1211](#). The agreements may extend over any period, notwithstanding any provision or rule of law to the contrary.
 - (f)** Any and all things, necessary or convenient to aid and cooperate in the planning, undertaking, construction or operation of housing projects.
 - (g)** Purchase or legally invest in any of the bonds of a housing authority and exercise all of the rights of any holder of the bonds.
- (2)** With respect to any housing project which a housing authority has acquired or taken over from the federal government and which the housing authority by resolution has found and declared to have been constructed in a manner that will promote the public interest and afford necessary safety, sanitation and other protection, no state public body may require any changes to be made in the housing project or the manner of its construction or take any other action relating to the construction.
- (3)** In connection with any public improvements made by a state public body in exercising the powers granted in ss. [66.1201](#) to [66.1211](#), the state public body may incur the entire expense of the public improvements. Any law or statute to the contrary notwithstanding, any sale, conveyance, lease or agreement provided for in ss. [66.1201](#) to [66.1211](#) may be made by a state public body without appraisal, public notice, advertisement or public bidding.